

**City of Minneapolis
CPED - Public Land Sale**

Section I. Property Information

**PROJECT COORDINATORS COMPLETE SECTION I.
ENTIRE FORM MUST BE COMPLETED PRIOR TO MARKETING PROPERTY.
PLEASE ATTACH MAP OF SUBJECT PROPERTY AND ALL ADJACENT PARCELS**

Submitted by: Edith Johnson Phone #: 5262 Date: 7/13/2009 REVIEW TO BE COMPLETED BY:

1. Address: 416 22nd Avenue North (3/29/06 on Hold) Property Identification Number (PIN): 15-029-24-23-0044
2. Lot Size: 52 x 87 = 4,524 sq.ft.
3. Current Use: Vacant lot
4. Current Zoning: R2B
5. Proposed future use (include attachments as necessary): Urban Homeworks is interested in purchasing this lot to combine with 2206 6th St. N, 2200 6th St. N and 420 22nd Ave N which they own and replat parcels to full, standard city parcels for development purposes. This parcel was originally placed on hold as part of the West Broadway Alive plan.
6. List addresses of adjacent parcels owned by CPED/City:
None
7. Project Coordinator comments: There is no alley access to 2200 and 2206 6th Street North and 420 22nd Avenue North is very small.

PROJECT COORDINATOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section II. Zoning Review

8. Lot is ☒ Buildable ☐ Non-Buildable for any structure. Explain: Single-family homes are a permitted use in the R2B district with a minimum lot area of 5,000 square feet and a minimum lot width of 40 feet. This parcel is nonconforming as to lot area, but a single-family home may be built per the lot of record exception in 531.100(a).
9. Will any land use applications (rezoning, variances, etc) be required to achieve the **proposed** future use noted in item 5? Yes ☒ No ☐ If yes, what applications? At minimum site plan review and a subdivision application will and be required to combine and replat the parcels.
10. Comments: The subject lot is nonconforming as to lot size, therefore, 531.100 (b) of the Minneapolis Code of Ordinances specifies that if the lot were sold to an adjacent property owner that the two lots be merged into a single lot.

Completed by: Aly Pennucci Date: 7/14/2009

ZONING STAFF: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Section III. Community Planning Review

11. Adopted small area plan(s) in effect for parcel – please list:
None
12. Future land use/designation(s) identified in *The Minneapolis Plan* and other adopted plans: Not in a designated land use feature. In draft TMP for Sustainable Growth, property is guided Urban Neighborhood.
13. Is future land use proposed in item 5 consistent with future land use plans?
Yes ☒ No ☐ If no, why not?

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14. Does the City own adjacent parcels that could be combined with this parcel to create a larger development (see item 6).

Yes ☐ No ☒ If yes, explain development scenario possible by combining City-owned parcels. _____

15. Is parcel identified in adopted plans as a catalyst/essential site for future development? Yes ☐ No ☒

If Yes, what type of development? _____

Comments: Use of property for re-establishment of standard parcels w/ alley access is consistent w/ comp plan.

Completed by: Tom Leighton Date: 7/15/2009

COMMUNITY PLANNER: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US

Planning Director Review - by: Barbara Sporlein Date: 7/15/2009

PLANNING DIRECTOR: EMAIL FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,
NANCY.THURBER@CI.MINNEAPOLIS.MN.US, AND THE PROJECT COORDINATOR.

Multi-Family Housing Staff Comments – by: Wes Butler Date: 7/15/2009

Comments: Too small for MF.

Single Family Housing Staff Comments – by: Elfric Porte, II. Date: 7/15/2009

Comments: The proposal as presented makes sense and disposition to support said effort is encouraged.

Real Estate Development Services Staff Comments – by: Darrell Washington Date: 7/16/2009

Comments: Proposed actions appear reasonable.

Business Development Staff Comments – by: Kristen Guild Date: 8/5/2009

Comments: This property is within an area discussed for assembly and redevelopment as a green jobs park. While these discussions are in the very preliminary stages, further assessment should be contemplated prior to selling the City-owned property for single family development.

Economic Development Director Review - by: Cathy Polasky Date: 9/17/2009

PLEASE CHECK ONE BOX:

☒ **PROCEED** to market the property as proposed

(Project Coordinator: Contact Community Planner at the time land sale is to occur for presentation to Planning Commission)

☐ **HOLD** this property for further discussion

(Project Coordinator: Route a new form following staff discussion)

Housing Director Review - by: Tom Streitz Date: 10/22/2008

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EMAIL COMPLETED FORM TO JOSEPH.BERNARD@CI.MINNEAPOLIS.MN.US,

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